

Planning and Zoning Commission Minutes

Regular Meeting October 26, 2009

6:00 pm Call to Order	A regular meeting of the City of Maricopa Planning and Zoning Commission was held Monday, October 26, 2009 at the Global Water Center (22590 N. Powers Parkway, Maricopa, AZ 85138). The meeting was called to order at 6:00 pm.
Invocation	Commissioner Jones delivered the invocation.
Pledge of Allegiance	Commissioner Tyler led meeting attendees in the Pledge of Allegiance.
Roll Call	Commissioners present were: Tom Bradbury, Bruce Houghton, Dale Jones, Mike Robertson and Courtney Tyler. Commissioner Henry Wade was absent. City representatives present were: Planning Manager Kazi Haque, Assistant Planner Rudy Lopez, and Administrative Assistant II Erin Garcia.
Agenda Item 3.0: <u>Call to the Public</u>	No one from the public came forward.
Agenda Item 4.0: <u>Approval of Minutes</u>	Commissioner Robertson moved to approve the minutes from the September 14, 2009 Planning and Zoning Commission meeting. Commissioner Tyler seconded. Motion passed unanimously, 5-0.
Agenda Item 5.1:	<p>PUBLIC HEARING: General Plan Amendment (GPA) 09.03: Peggy Smith of Berens, Kozub and Kloberdanz PLC, on behalf of Bernard Comeau is requesting a Minor General Plan Amendment to the City of Maricopa General Plan Land Use Map. This minor amendment is being requested for a change in the General Plan Land Use designation of 30 acres from Medium Density Residential to Mixed Use. The site is located on the North West corner of Warren Rd. and La Barranca Rd within the City of Maricopa General Plan Area. More specifically the property is identified as Assessor's Parcel Number: 510-09-025, 034B, 032, 034A, and 033. <u>DISCUSSION AND ACTION.</u></p> <p>Applicant Bernard Comeau presented Agenda Item 5.1.</p> <p>Vice Chairman Houghton opened the Public Hearing.</p> <p>No one from the public came forward.</p> <p>Vice Chairman Houghton closed the Public Hearing, and opened Commission discussion in order of seniority.</p> <p>Commissioner Jones stated that the documentation supplied by the applicant has several typographical errors, and asked for clarification on who the parties are that are affected by the proposed amendment, since the documentation suggests that there are employers in the area.</p> <p>Applicant Bernard Comeau agreed that there is some information included that requires correction.</p> <p>Commissioner Bradbury had no comment at this time.</p>

	<p>Commissioner Tyler asked whether this was the same land that was brought before the Commission a couple of months ago.</p> <p>Assistant Planner Rudy Lopez affirmed.</p> <p>Commissioner Robertson had no comment at this time.</p> <p>Vice Chairman Houghton asked what the intent is for this land, and why does the designation need to be changed from Medium Density Residential to Mixed Use.</p> <p>Applicant Bernard Comeau indicated that the northwest corner of Warren Road and La Barranta Road is visualized as the area's first shopping center and office complex. The idea was to bring the minor General Plan Amendment before the Commission now, and apply for zoning changes at a later time.</p> <p>Vice Chairman Houghton asked why this was not brought up with the major General Plan Amendment.</p> <p>Planning Manager Kazi Haque responded that this piece of land belongs to a different applicant.</p> <p>Vice Chairman Houghton stated that the City and residents created the General Plan, and asked why it is necessary to take 30 acres out of Medium Density Residential to make it commercial.</p> <p>Planning Manager Kazi Haque stated that the use will not be incompatible, and that staff reviewed the request and determined that approval of this request is consistent with past approvals, but Commission has final say.</p> <p>Applicant Bernard Comeau requested that the Commission review the illustration of Warren Road and La Barranta Road and of the site in question. This is the first major intersection off of the roadway, and development for services would fit better in this rectangular site.</p> <p>Vice Chairman Houghton asked if there could not be any stores along the Commercial areas of Warren Road.</p> <p>Applicant Bernard Comeau replied that the parcels on Warren Road that are designated as Commercial will be used for offices or small strip malls, but are not designed for other larger shopping centers due to the configuration.</p> <p>Commissioner Bradbury asked if kept as Medium Density Residential, this meant that only homes on large acreage would be allowed.</p> <p>Planning Manager Kazi Haque affirmed, and said that also, the road layout was not part of the General Plan. This minor General Plan amendment will allow the applicant more flexibility.</p> <p>Commissioner Robertson stated that all of this is speculative, and subject to market conditions. This is not necessarily permanent.</p> <p>Commissioner Robertson moved to approve Agenda Item 5.1. Commissioner Jones seconded. Motion passed unanimously, 5-0.</p>
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<p><u>Agenda Item 6.0:</u> <u>Report from</u> <u>Commission</u> <u>and/or Staff</u></p>	<p>Planning Manager Kazi Haque reported to the Commission on Meritage Homes and proposed changes to the setbacks from 18 feet to 16 feet, changes must be brought to Planning and Zoning. Planner II Eric Fitzer is working with Community of Hope Church converting an unutilized building into a combined church/school building. City Council had questions and revisions to the Sign Code, will be going before Council again on November 3.</p> <p>Commissioner Tyler requested that a list of the changes be sent.</p> <p>Planning Manager Kazi Haque advised that Rudy will send the list of changes to all Commissioners.</p> <p>Commissioner Robertson asked if the selection process has begun for the current opening on the Commission.</p> <p>Planning Manager Kazi Haque advised that the City Clerk is on medical leave, but that a new process for committees and commissions is in the works based on findings of the Transition Task Force, and will be coming to Council for a vote soon.</p>
<p><u>Agenda Item 7.0:</u> <u>Executive Session</u></p>	<p>There was no executive session.</p>
<p><u>Agenda Item 8.0:</u> <u>Adjournment</u></p>	<p>Commissioner Jones moved to adjourn the meeting at 6:50 pm. Commissioner Robertson seconded. Motion passed unanimously, 5-0.</p>

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Planning and Zoning Commission held on the 26th day of October, 2009. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 4th day of November, 2009.

Erin Garcia, Administrative Assistant II, for the Planning and Zoning Commission